



**MINUTES OF A REGULAR MEETING OF THE  
UPLAND PLANNING COMMISSION  
WEDNESDAY, DECEMBER 14, 2022  
AT 6:30 P.M.**

**1. CALL TO ORDER OF THE PLANNING COMMISSION REGULAR MEETING**

Chair Aspinall called the regular meeting of the Upland Planning Commission to order at 6:30 p.m. in the Council Chambers of the Upland City Hall.

**2. PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Commissioner Caldwell.

**3. ROLL CALL**

Present: Chair Aspinall, Vice Chair Grahn, Commissioners Caldwell, Johnson, Marotte, Mayer, and Staton.

Absent: None.

Staff present: Development Services Director and Planning Commission Secretary Dalquest, Planning Manager Farris, Development Services Technician Anaya, and Administrative Analyst Davidson.

**4. APPROVAL OF MINUTES**

It was moved by Commissioner Mayer, seconded by Commissioner Staton, and carried on a vote of 7-0, to approve the Regular Minutes of the Planning Commission meeting of November 16, 2022.

**5. COUNCIL ACTIONS**

Development Services Director Dalquest indicated that the City Council met on November 28, 2022, and December 12, 2022.

The reportable City Council actions from the November 28, 2022, meeting was the approval of the second reading of General Plan Amendment No. 21-0001 and Zone Change No. 21-0001 to amend the General Plan Land Use Designation from Office/Professional (OP) to Single-Family Medium (SFR-M) and to amend the Zoning District from Office/Professional (OP) to Residential Single-Family Medium (RS-7.5) for four properties on 1<sup>st</sup> Avenue and 2<sup>nd</sup> Avenue, and will be effective in 30 days.

Development Services Director Dalquest noted the reportable City Council actions from the December 12, 2022 meeting was the approval of an AT&T cell tower lease in Memorial Park which will be disguised as a faux water tower noting the City Council approved the lease and terms but a Conditional Use Permit will be submitted and presented to the Planning Commission at a later date; and the City Council approved a funding increase and design revision to the Downtown Parklets Project.

Chair Aspinall inquired whether the new Councilmembers were sworn in. Development Services Director Dalquest confirmed that the new District 2 Councilmember, James Breitling, was sworn in and stated Councilmembers Garcia and Zuniga were reelected

and sworn in on December 12, 2022.

## **6. FUTURE AGENDA ITEMS**

Planning Manager Farris reported currently there are no items scheduled for the upcoming meeting.

## **7. ORAL COMMUNICATIONS**

Chair Aspinall opened oral communications. There being no remote or in-person speakers, Chair Aspinall closed oral communications.

## **8. PUBLIC HEARINGS**

### **A. CONDITIONAL USE PERMIT NO. 22-0003**

**Project Description:** Consideration of Conditional Use Permit No. 22-0003 for a Type 47 ABC license which authorizes the sale of beer, wine, and distilled spirits for consumption on the license's premises for a business that provides indoor entertainment of high-definition golf simulators and a sit-down restaurant in an existing tenant space of 2,187 square feet located in the Regional Commercial (RC) zoning district at 1380 W. 7th Street (APN: 1008-231-19). (Staff Planner: Jessica Anaya)

**CEQA Determination:** This project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301, Existing Facilities, Class 1 (a), of the CEQA Guidelines, since the proposed project consists of a negligible change in use within an existing structure.

**Applicant:** Daniel McGuire, 9173 Whirlaway Ct., Rancho Cucamonga, CA 91737

**Appeal Period:** The Planning Commission decision is final. An appeal period to contest this decision is December 15, 2022, to January 3, 2023.

Development Services Technician Anaya presented the staff report along with a PowerPoint Presentation, which is on file in the Development Services Department.

Commissioner Staton inquired whether anything could be done to enhance the landscaping at this center stating the street view is not inviting and appears to be a parking lot.

Development Services Director Dalquest stated landscaping requirements could not be associated with the current application but confirmed dead trees would need to be replaced. He also stated he is working with the representatives of the ownership to refresh the Upland Freeway Center.

Chair Aspinall inquired about the landscaping, graffiti, and parking conditions and whether this would be a responsibility of the ownership. Development Services Director Dalquest confirmed and indicated the intention is that the tenant and the ownership work together to address those concerns, and added them as standard conditions of approval.

Chair Aspinall opened the public hearing.

John McNamara, part owner of Links 52 applicant, introduced the project and stated the concept is to enhance people's golf game with the simulators and provide an additional form of entertainment.

The Planning Commission inquired whether lessons will be provided; the type of menu; whether food will be allowed in the simulators or executive suite; and whether there are different virtual national golf courses available.

Mr. McNamara confirmed Links 52 would provide lessons; stated the food would be that of bar food including pizza and similar food items; stated seating will be available in the simulators but eating will be reserved to the bar or dining areas; stated the executive suite can hold up about 30 people and can be used for business conferences indicating there is a giant projector screen; and confirmed national golf courses will be available in addition to other virtual sports such as football, soccer, baseball, and hockey, stating each simulator will have a different theme.

There being no other remote or in-person speakers, Chair Aspinall closed the public hearing.

It was moved by Commissioner Johnson, seconded by Commissioner Marotte, and carried on a vote of 7-0, to approve Conditional Use Permit No. 22-0003.

**9. BUSINESS ITEMS – None.**

**10. PLANNING COMMISSION COMMENTS**

Commissioner Staton commented positively on the faux water tower design of the cell tower for Memorial Park and prefers that design compared to the faux tree cell towers.

**11. ADJOURNMENT**

It was moved by Commissioner Johnson, seconded by Commissioner Mayer, and carried on a vote of 7-0 to adjourn the meeting.

At 6:52 p.m., Chair Aspinall adjourned the meeting. The next regularly scheduled Planning Commission meeting is Wednesday, January 25, 2023.

**SUBMITTED BY**

  
Robert D. Dalquest, Secretary

**APPROVED**

February 22, 2023